082.0	0002	0019.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	660,300 / 660,300
					USE VALUE:	660,300 / 660,300
					ASSESSED:	660,300 / 660,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
81		SUNSET RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MOONEY DAVID/CONSTANCE O	
Owner 2:		
Owner 3:		
Street 1:	81 SUNSET RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	STEWART DAVID E/JENNIFER C -
Owner 2:	-
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .096 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1949, having primarily Vinyl Exterior and 1728 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4180.000	270,400	8,100	381,800	660,300
Total Card	0.096	270,400	8,100	381,800	660,300
Total Parcel	0.096	270,400	8,100	381,800	660,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 382.12 | /Parcel: 382.12

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 50848

GIS Ref

GIS Ref

Insp Date 09/15/18

!6644!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 082.0-0002-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	270,400	8100	4,180.	381,800	660,300		Year end	12/23/2021
2021	101	FV	261,300	8100	4,180.	381,800	651,200		Year End Roll	12/10/2020
2020	101	FV	261,300	8100	4,180.	381,800	651,200	651,200	Year End Roll	12/18/2019
2019	101	FV	216,200	8400	4,180.	376,300	600,900	600,900	Year End Roll	1/3/2019
2018	101	FV	216,200	8400	4,180.	289,100	513,700	513,700	Year End Roll	12/20/2017
2017	101	FV	216,200	8400	4,180.	272,700	497,300	497,300	Year End Roll	1/3/2017
2016	101	FV	216,200	8400	4,180.	250,900	475,500	475,500	Year End	1/4/2016
2015	101	FV	202,700	8700	4,180.	234,500	445,900	445,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:15:35

LAST REV

Date	Time
10/03/18	11:23:39

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 6644

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STEWART DAVID E	1339-38		6/19/2007		480,000	No	No		
CLARK ROBERT B	1283-32		4/15/2004		300,000	No	No		
MORRIS LINDA A-	1210-58		8/27/1999		190,000	No	No		
	1082-10		6/1/1991		183,000	No	No		Y

USER DEFINED

Prior Id # 1:	50848
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/29/2006	826	Redo Kit	15,000			G8	GR FY08	
8/23/2006	711	Manual	2,000			G8	GR FY08	remove chimney
6/8/2004	460	Siding	14,550					VINYL

ACTIVITY INFORMATION

Date	Result	By	Name
9/15/2018	MEAS&NOTICE	HS	Hanne S
4/30/2009	Inspected	189	PATRIOT
3/4/2009	Measured	189	PATRIOT
12/3/2008	MLS	MM	Mary M
8/5/2007	MLS	HC	Helen Chinal
3/24/2005	Permit Visit	BR	B Rossignol
3/8/2005	External Ins	BR	B Rossignol
1/11/2000	Mailer Sent		
1/11/2000	Measured	277	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4180		Sq. Ft.	Site		0	70.	1.30	6									381,782						381,800	

Total AC/HA:	0.09596	Total SF/SM:	4180	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 381,782	Spl Credit	Total: 381,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	147.000
Other Features:	86000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	332189
Depreciation:	61787
Depreciated Total:	270402

COMMENTS

bsmt sink.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

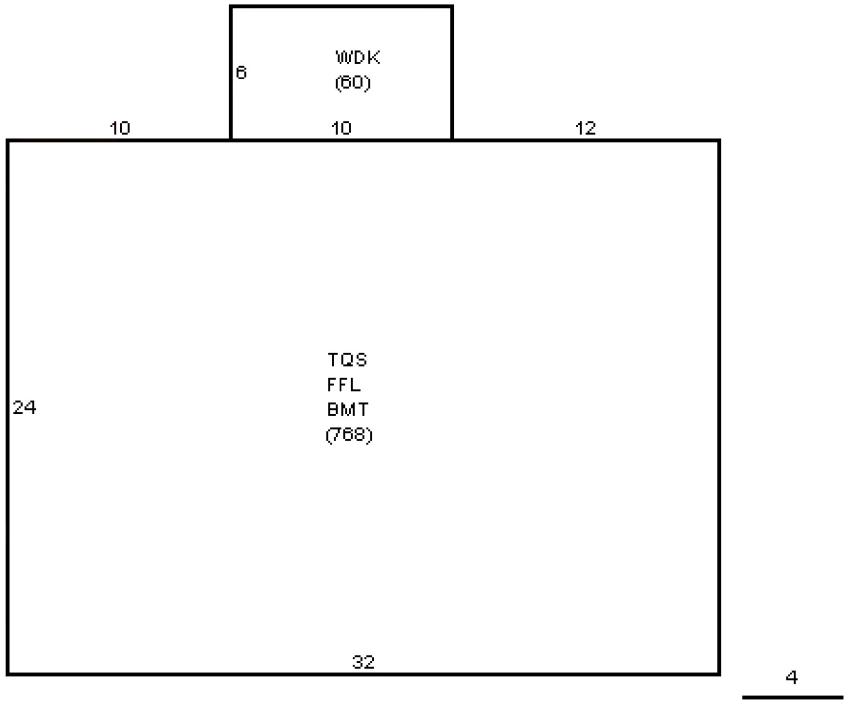
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	147.00
Special Features:	0	Val/Su Net:	124.49
Final Total:	270400	Val/Su SzAd	201.19

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	62.070	47,670
FFL	First Floor	768	147.000	112,896
TQS	3/4 Story	576	147.000	84,672
WDK	Deck	60	15.840	950

Net Sketched Area:	2,172		Total:	246,188	
Size Ad	1344	Gross Area	2364	FinArea	1728

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 082.0-0002-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
12	Pool-Gunite	D	Y	1	16X32	A	AV	1980	22.87	T	31.2	101			8,100			8,100

More:	N	Total Yard Items:	8,100	Total Special Featues:		Total:	8,100